



Working Group Meeting

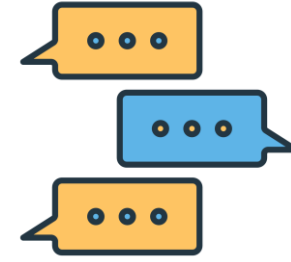
APRIL 25, 2022

Today's Meeting

- Working Group Meeting Business
- Housing Needs Assessment Update
- Decision-Making Exercise
- DOLA Strategy Discussion
- Next Steps
- Working Group Messaging



Thanks for being here!



Working Group Ground Rules

1. Meetings will begin and end on time.
2. Come to meetings prepared.
3. Be engaged and fully present.
4. Treat co-group members ideas and suggestions with respect.
5. Be attentive to the speaker and let others finish before you start talking.
6. Raise your hand to speak.
7. Everyone will have an opportunity to speak.
8. Practice being open-minded to a range of housing ideas.
9. Strive for consensus.
10. Ask questions. There is no wrong answer - City staff and the consultant team are here to help.
11. Act as an ambassador of the overall group, not a specific interest.
12. External communications about the working group activities shall not be different from what was discussed in the working group.

Role of the Working Group

- Discuss policy options
 - Before they are rolled out to the broader public
 - Explore how they should be shared with the community
- Provide feedback on proposed revisions to the Land Development Code
- Promote awareness and understanding of proposals that emerge from the process
- Communicate the Housing Study process and work to stakeholders

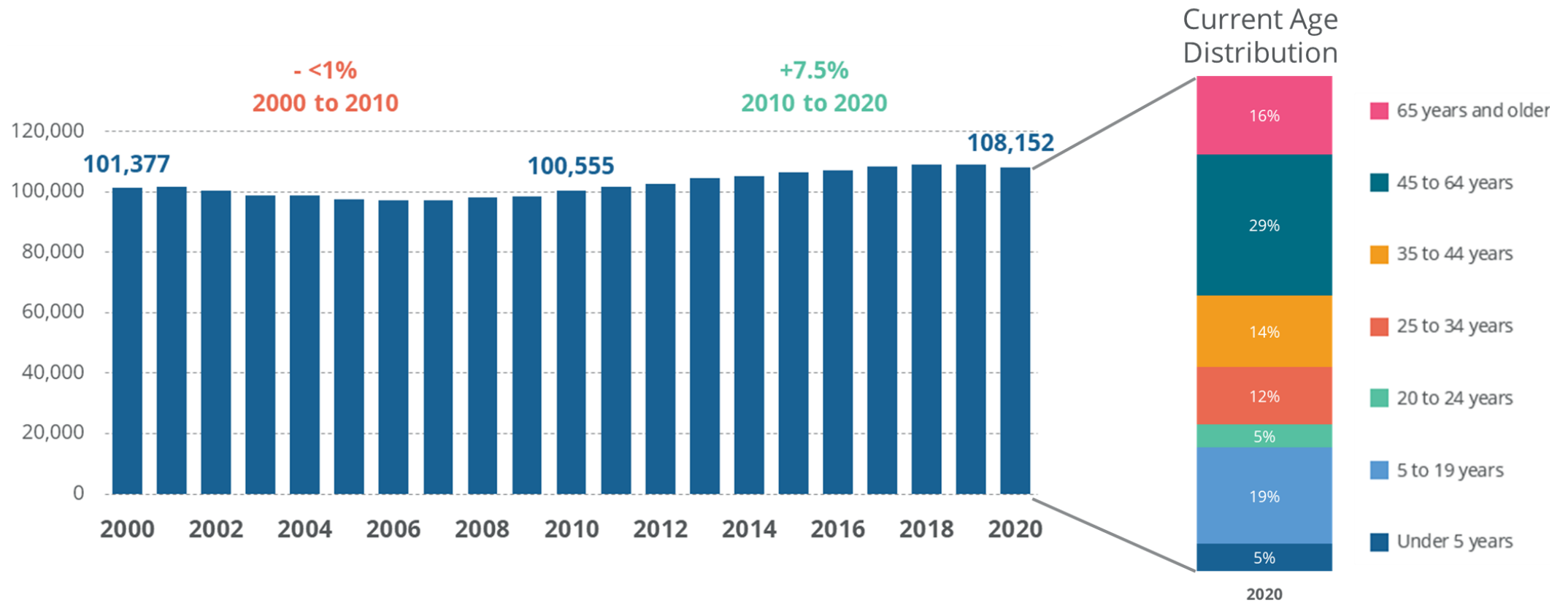
Housing Needs Assessment Update





Socioeconomic Trends

Population Trends in Centennial



DOLA and 2020 5-year ACS

Since 2017...



MEDIAN AGE
41.4 to 41.3
2017 to 2020



UNEMPLOYMENT RATE
4% to 3.6%
2017 to 2020



AVG. HOUSEHOLD SIZE
2.7 to 2.69
2017 to 2020



POVERTY RATE
4.3% to 3%
2017 to 2020



HOMEOWNERSHIP RATE
82% to 82%
2017 to 2020



DISABILITY RATE
6.9% to 7.8%
2017 to 2020

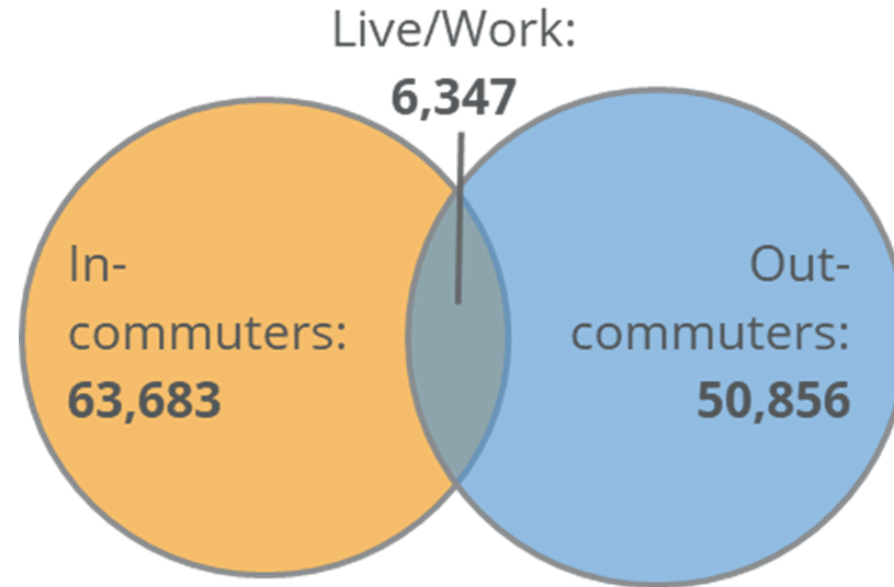


MEDIAN HOUSEHOLD INCOME
\$100,770 to \$109,767
2017 to 2020



NON-WHITE POPULATION
19% to 21%
2017 to 2020

Labor Force & Commute



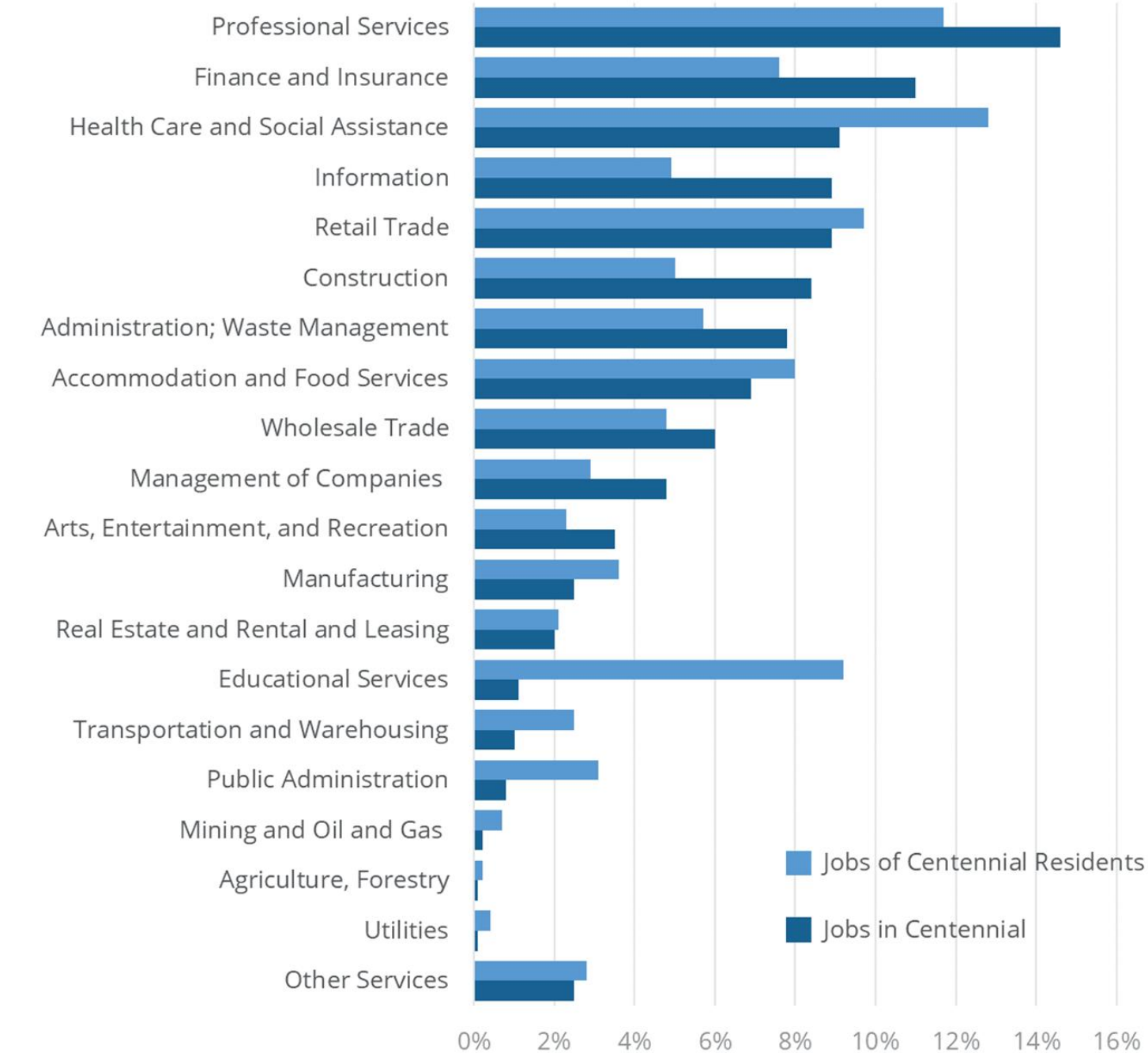
Top 10 Originations:

1. Denver (17%)
2. Aurora (14%)
3. Centennial (9%)
4. Highlands Ranch (6%)
5. Parker (4%)
6. Castle Rock (3%)
7. Lakewood (3%)
8. Colorado Springs (3%)
9. Littleton (2%)
10. Englewood (2%)

Top 10 Destinations:

1. Denver (26%)
2. Centennial (11%)
3. Aurora (11%)
4. Greenwood Village (10%)
5. Littleton (4%)
6. Highlands Ranch (3%)
7. Lakewood (3%)
8. Lone Tree (2%)
9. Colorado Springs (2%)
10. Englewood (2%)

Industry of Residents & Jobs

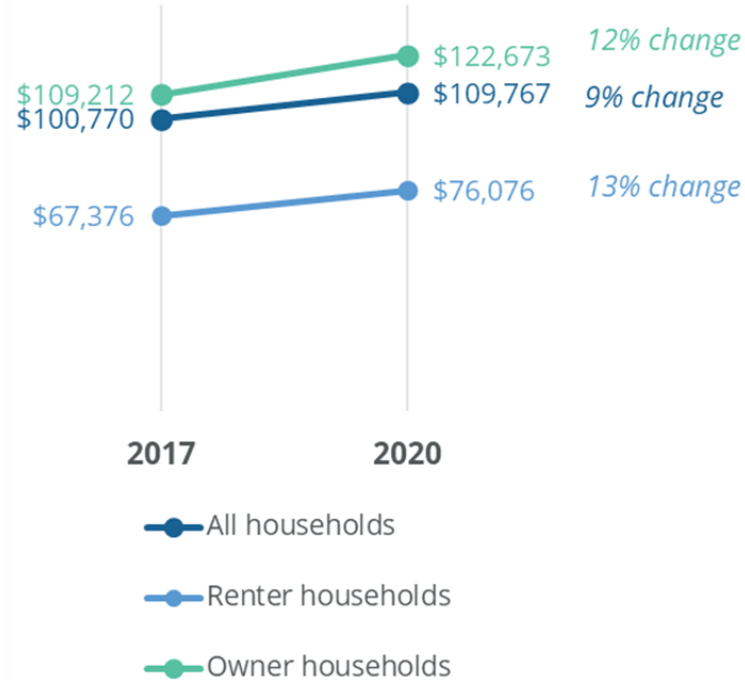




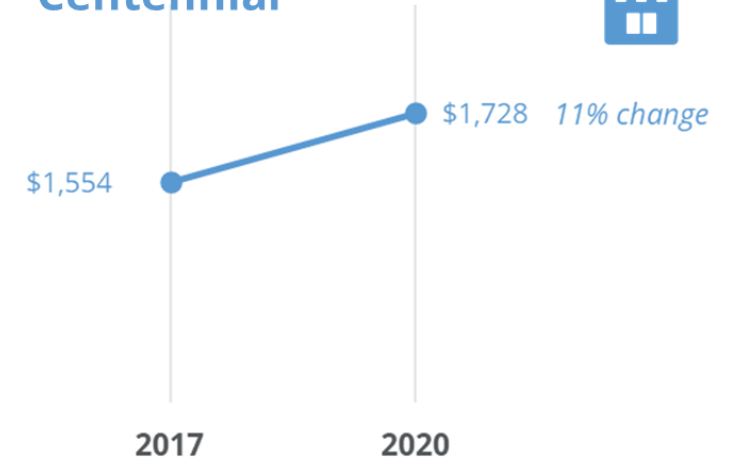
Housing Profile

Since 2017...

Median Household Income by Tenure, Centennial



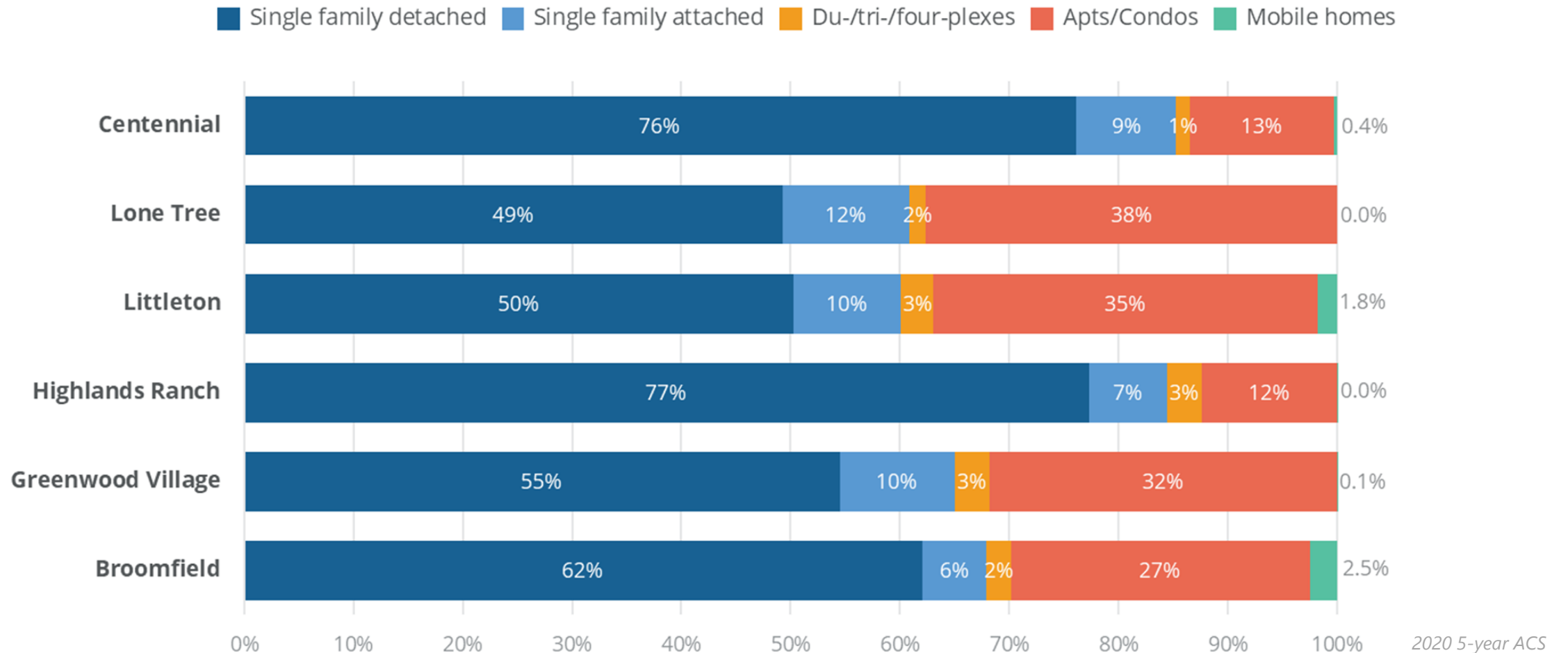
Median Gross Rent, Centennial



Median Home Value, Centennial



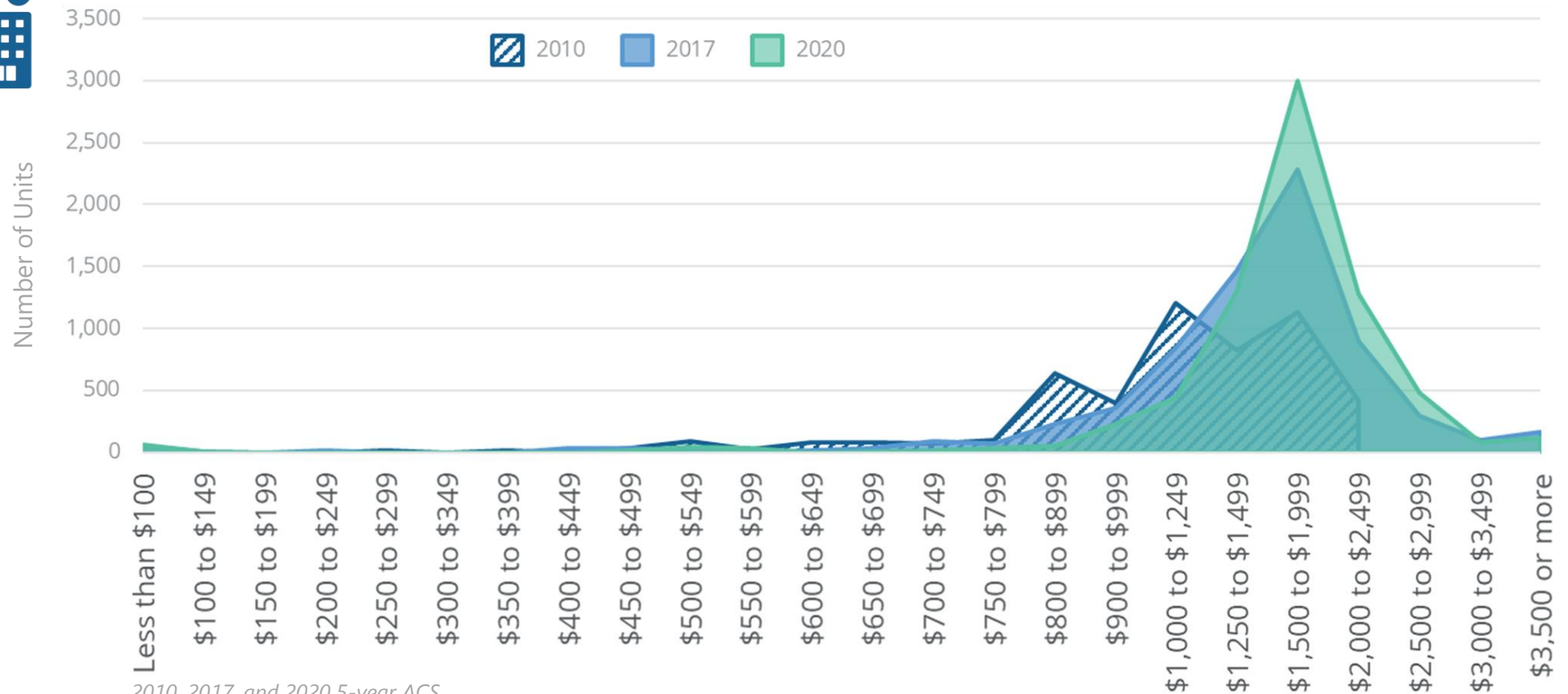
Housing Structure Type



Market Trends—Rental



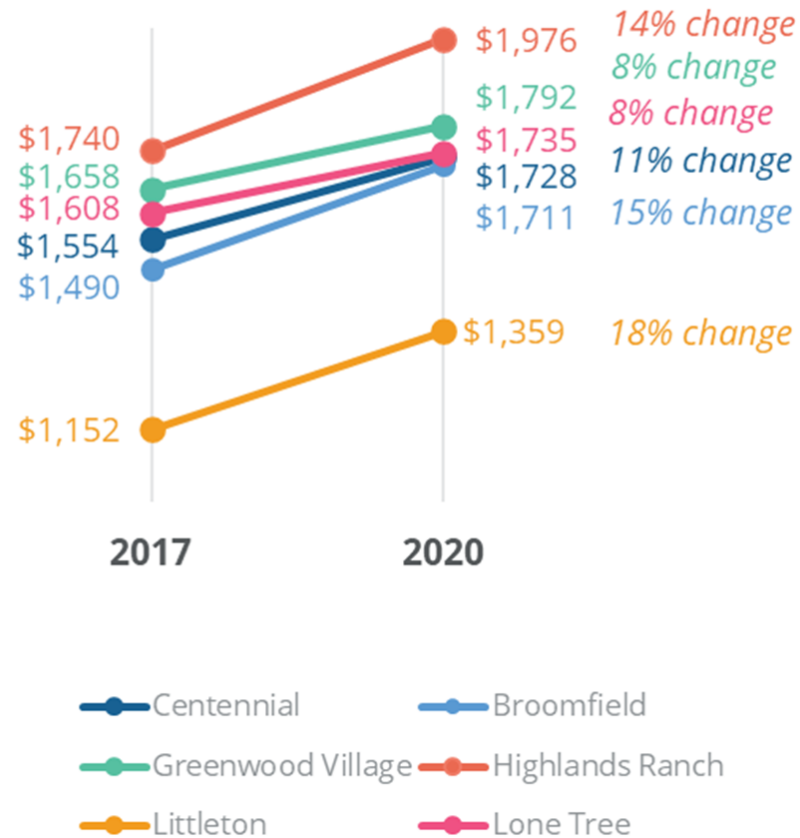
Number of Units by Gross Rent, Centennial, 2010-2020



2010, 2017, and 2020 5-year ACS

Market Trends—Rental

Change in Median Rent, Centennial and Peer Communities, 2017-2020



Income Required to Afford Median Rent, Centennial and Peer Communities, 2020

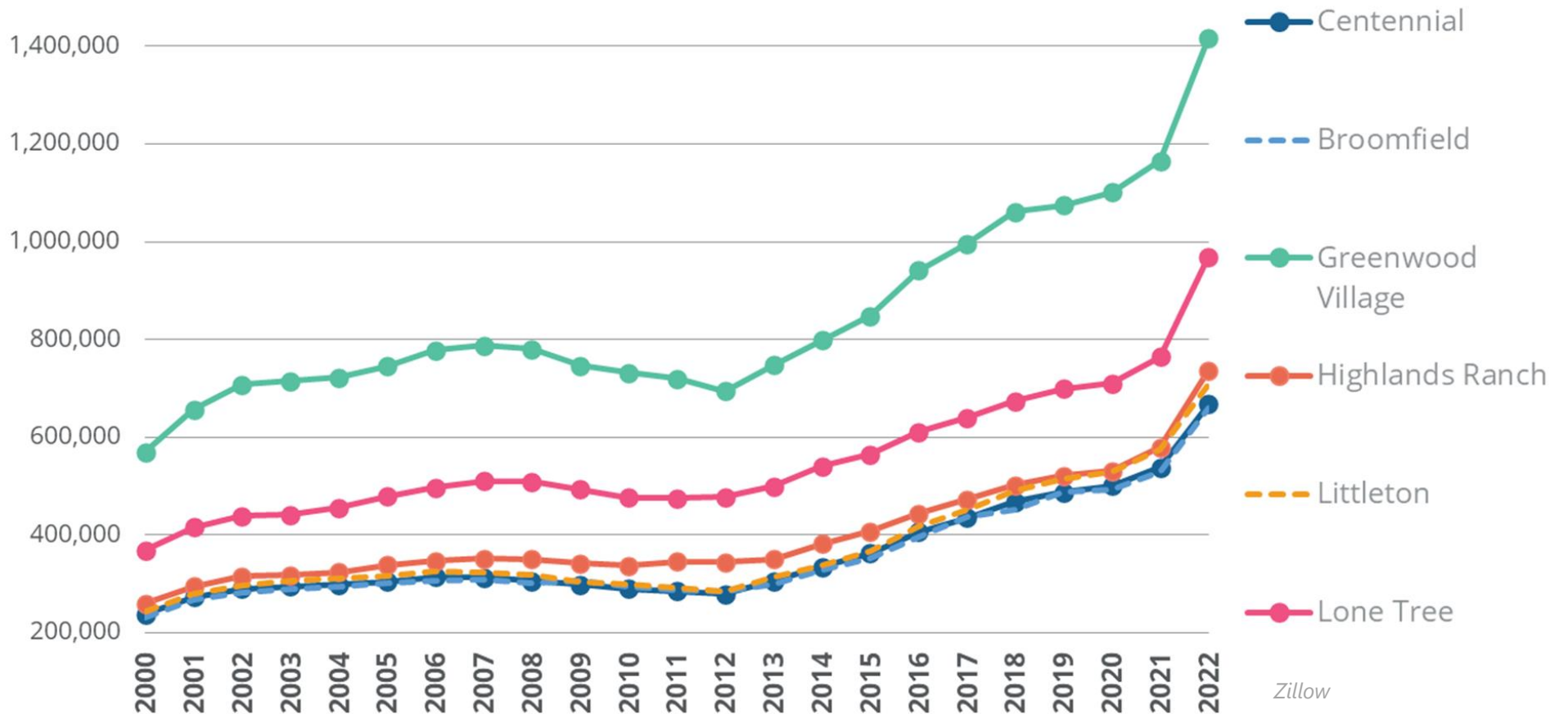
	Median Gross Rent	Income Required
Centennial	\$1,728	\$69,120
Broomfield	\$1,711	\$68,440
Greenwood Village	\$1,792	\$71,680
Highlands Ranch	\$1,976	\$79,040
Littleton	\$1,359	\$54,360
Lone Tree	\$1,735	\$69,400

2017 and 2020 5-year ACS

Market Trends—For Sale



Home Value Index, Centennial and Peer Communities, 2000-2022

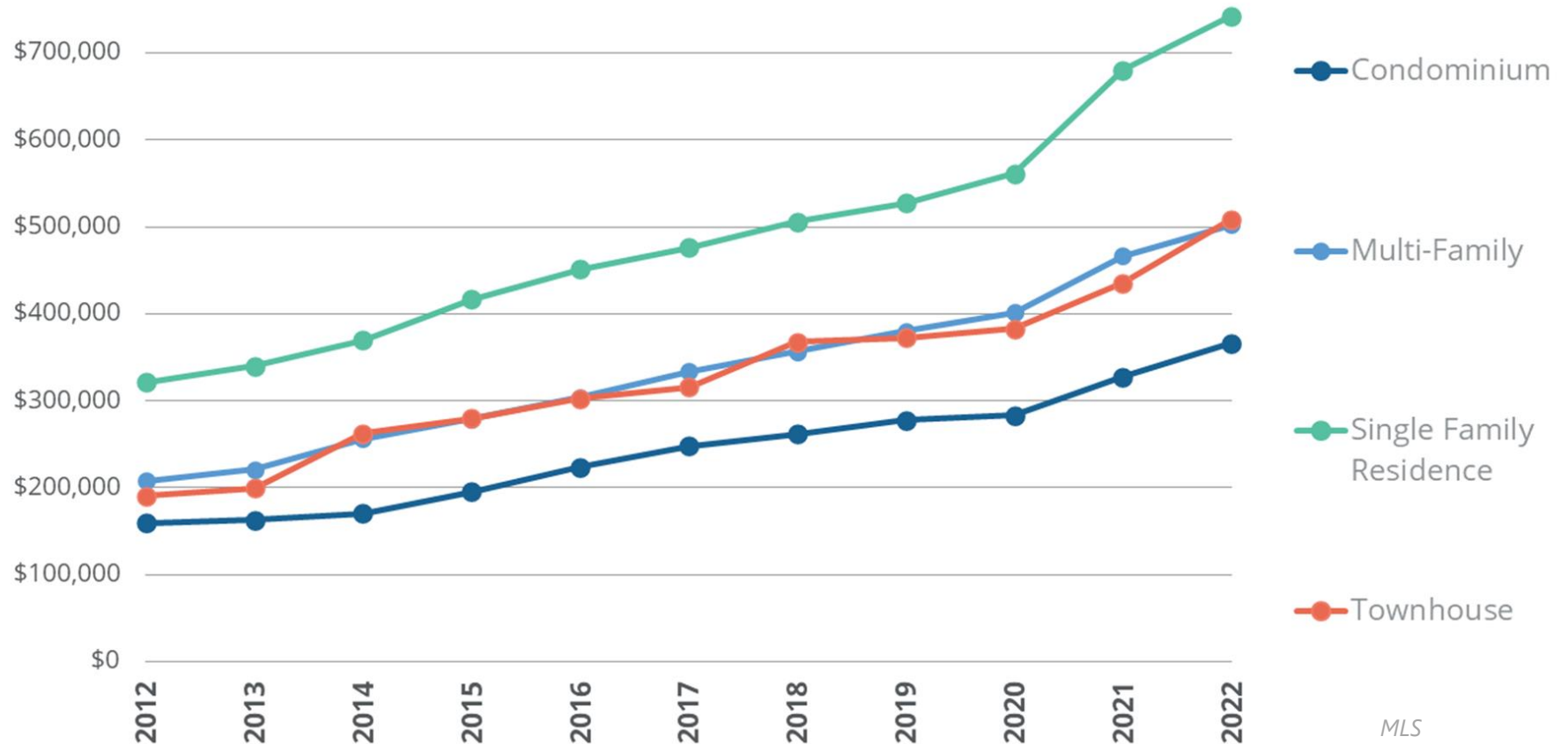


Zillow

Market Trends—For Sale



Average Sale Price by Housing Type, 2012-2022



Housing Gaps Analysis

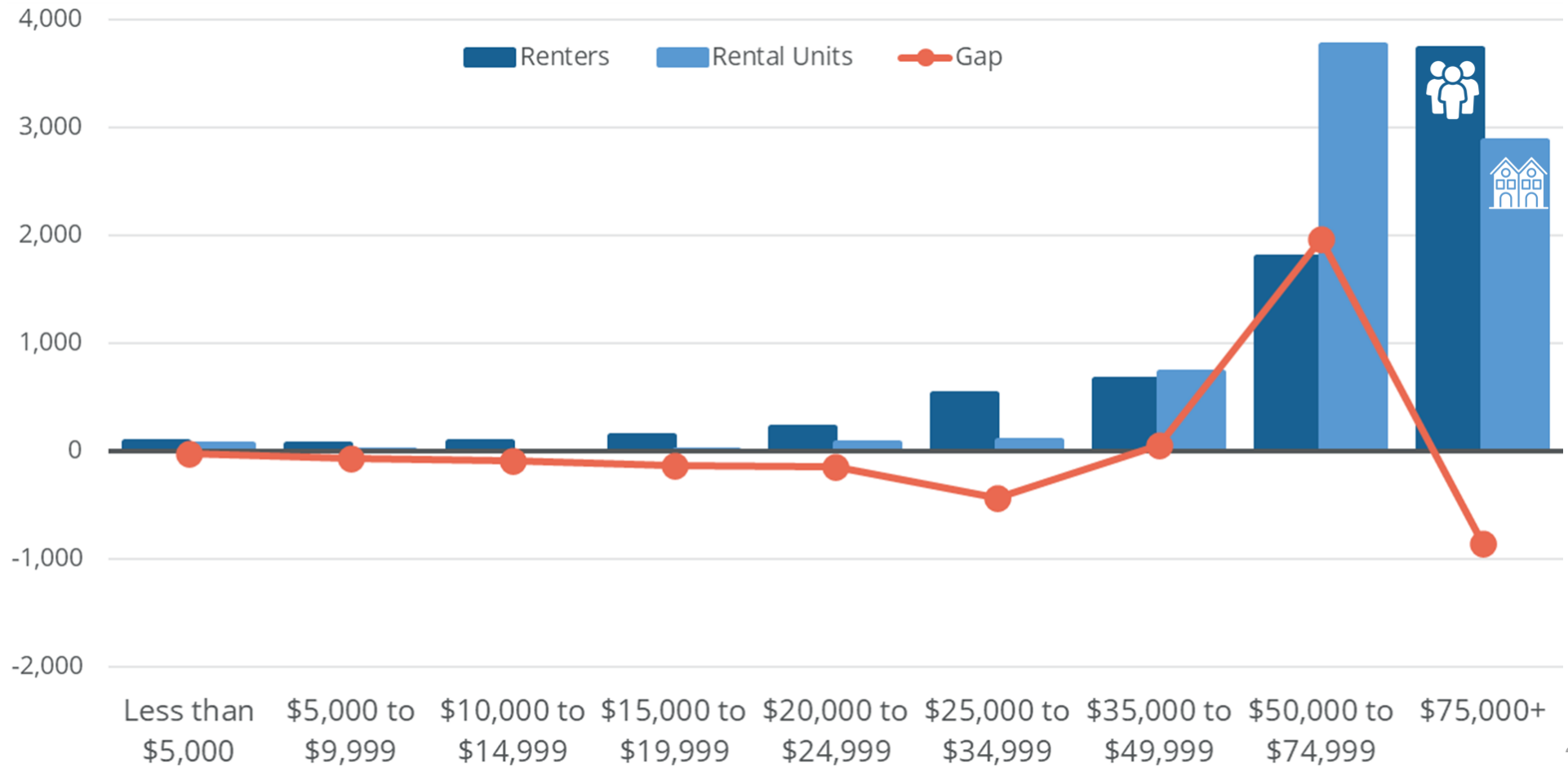
- Compares supply/demand for housing at specific price-points
- Demand focuses on renters—both as current renters and as potential buyers
- Accounts for both naturally occurring affordable housing and publicly assisted housing on supply side
- Does not account for unit size and preferences
- Housing affordability assumes 30% of income on housing; 30-yr fixed rate mortgage at 3.5%
- Negative numbers indicate shortage of affordably priced housing at that income level. Households in those incomes are forced to “rent up” (for lower income) or are renting down (higher incomes)—they are not unhoused, just mismatched in terms of affordability.

Rental Gaps

Income Range	Maximum Affordable Gross Rent	Rental Demand (Current Renters)		Rental Supply (Current Units)		Gap
		Number	Percent	Number	Percent	
Less than \$5,000	\$125	92	1%	67	1%	(25)
\$5,000 to \$9,999	\$250	71	1%	4	0%	(67)
\$10,000 to \$14,999	\$375	92	1%	0	0%	(92)
\$15,000 to \$19,999	\$500	142	2%	11	0%	(131)
\$20,000 to \$24,999	\$625	225	3%	76	1%	(149)
\$25,000 to \$34,999	\$875	535	7%	103	1%	(432)
\$35,000 to \$49,999	\$1,250	672	9%	728	10%	56
\$50,000 to \$74,999	\$1,875	1,802	24%	3,765	49%	1,963
\$75,000+	\$1,875+	3,730	51%	2,878	38%	(852)
Total/Low Income Gap (<\$35,000)		7,361	100%	7,632	100%	(896)

2020 5-year ACS

Rental Gaps

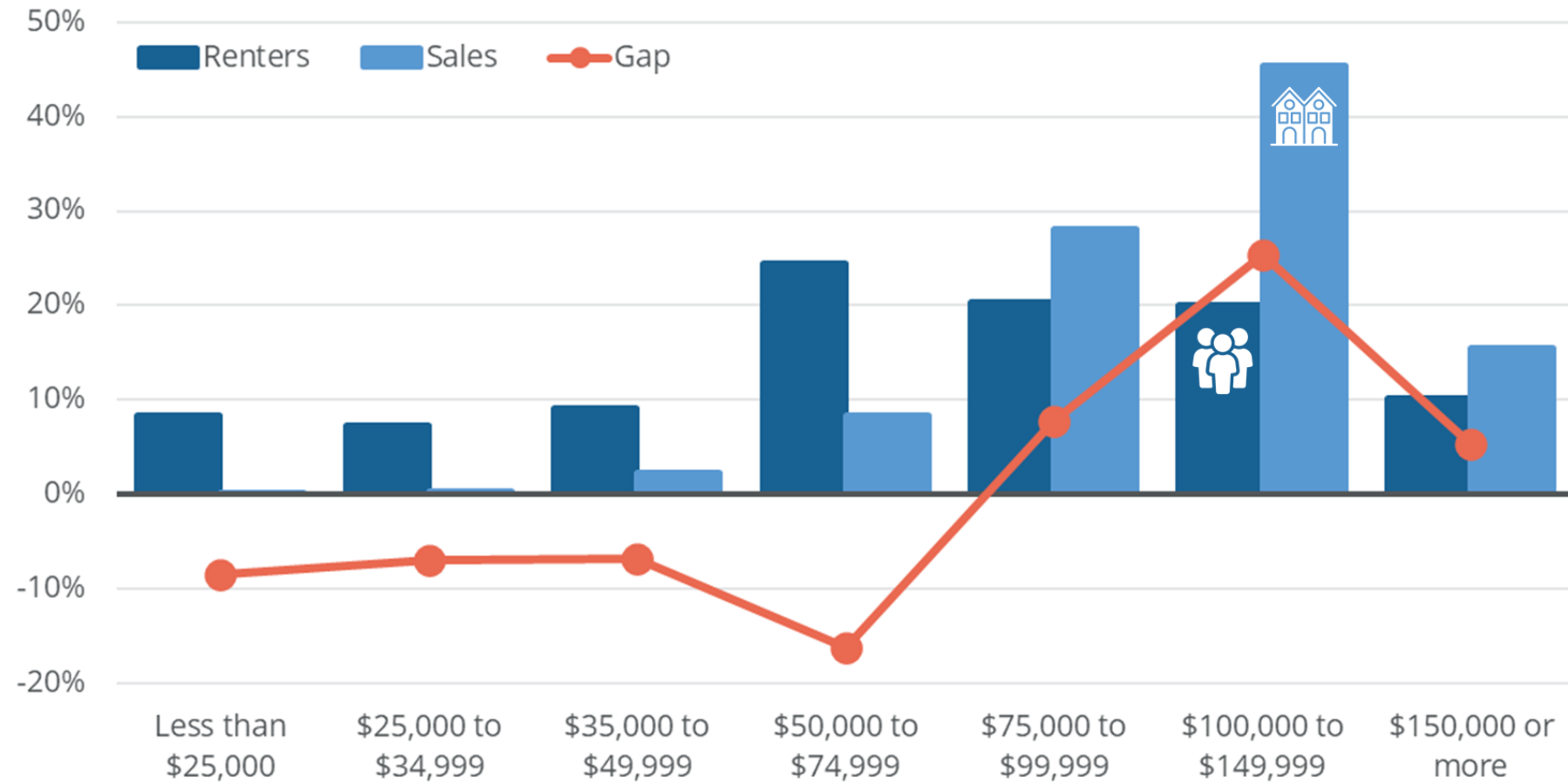


Home Purchase Gaps

Income Range	Max Affordable Home Price	Potential Demand among 1st Time Buyers (Current Renters)		For-Sale Supply (Homes Sold 2020-2022)		Renter Purchase Gap	Cumulative Gap
		Number	Percent	Number	Percent		
Less than \$25,000	\$124,793	622	8%	1	0%	-8%	-8%
\$25,000 to \$34,999	\$174,712	535	7%	13	0%	-7%	-15%
\$35,000 to \$49,999	\$249,590	672	9%	102	2%	-7%	-22%
\$50,000 to \$74,999	\$374,388	1,802	24%	368	8%	-16%	-38%
\$75,000 to \$99,999	\$499,185	1,498	20%	1,236	28%	8%	-31%
\$100,000 to \$149,999	\$748,781	1,480	20%	2,001	45%	25%	-5%
\$150,000 or more		752	10%	684	16%	5%	0%

2020 5-year ACS and MLS

Home Purchase Gaps



2020 5-year ACS and MLS

Next Steps & Questions

- Finish data analysis for Housing Needs Assessment
- Identify primary housing needs
- Coordinate resident focus groups

Questions?

Decision- Making Exercise



Expert Recommendations

1. Water: purification system is better than individual water bottles
2. Lighter or Matches: Pick this reliable way to start a fire; starting fire by hand usually only has limited success
3. Shelter/Shelter Building Equipment: Tents are ideal but can be bulky or heavy
4. Signaling Device: Stay put and signal
5. Food: energy rich and ready-to-eat are the best choices
6. Knife: fixed blade and sharp will serve the widest range of purposes (clear path, build shelter, prepare food, hunt for food)
7. First Aid Kit: small is okay, essentials include band-aids, gauze, OTC pain meds, cleaning wipes, and antibiotic ointment
8. Rain Jacket/Way to Stay Dry: Getting wet is not good
9. Rope or Cords

Removing Procedural Barriers	Additional Incentives	New Allowances and Requirements	Fees and Other Costs	Funding Mechanisms
Expedited development review for affordable housing	Establish a density bonus program	Authorize Accessory Dwelling Units (ADUs)	Subsidize or reduce development fees for affordable housing	Establish a dedicated funding source to subsidize infrastructure costs
Expedited development review for converting underutilized commercial/office property to housing		Implement an inclusionary zoning policy	Incentivize current landlords to lower prices of existing units	Create a land donation or land banking program

DOLA Strategies



Example DOLA Strategy: Accessory Dwelling Units

Strategy J: Authorizing accessory dwelling units as a use by right on parcels in single-family zoning districts that meet the safety and infrastructure capacity considerations of local government.

Key Terms:

- Accessory dwelling unit
- Use by right
- Single-family zoning districts
- Local government safety
- Infrastructure capacity



What is an ADU?

- An Accessory Dwelling Unit (ADU) is a small secondary residential structure located behind the primary house or within an existing house in the basement, attic space, or above an attached garage with separate access.



The ABCs of ADUs

A guide to
Accessory Dwelling Units
and how they expand housing options
for people of all ages



BASEMENT ADU



DETACHED ADU



ATTACHED ADU



SECOND-STORY ADU



GARAGE-CONVERSION ADU

AARP
Real Possibilities

Working Group Actions

- How do we discuss ADUs with the community?
- What additional/obtainable information might be helpful to the Working Group to provide feedback on adding ADUs to the Centennial Land Development Code?

Understanding How ADUs Might Work in Centennial

- Centennial Next – Comprehensive Plan
- Centennial Land Development Code (LDC)
- Housing Needs Assessment (in progress)
- Housing Cost and Availability project information (centennialco.gov/housing)
- Peer community efforts
- Best practices and supporting studies
- Working Group experience and analysis
- Other?

Centennial Next 2040 Comprehensive Plan

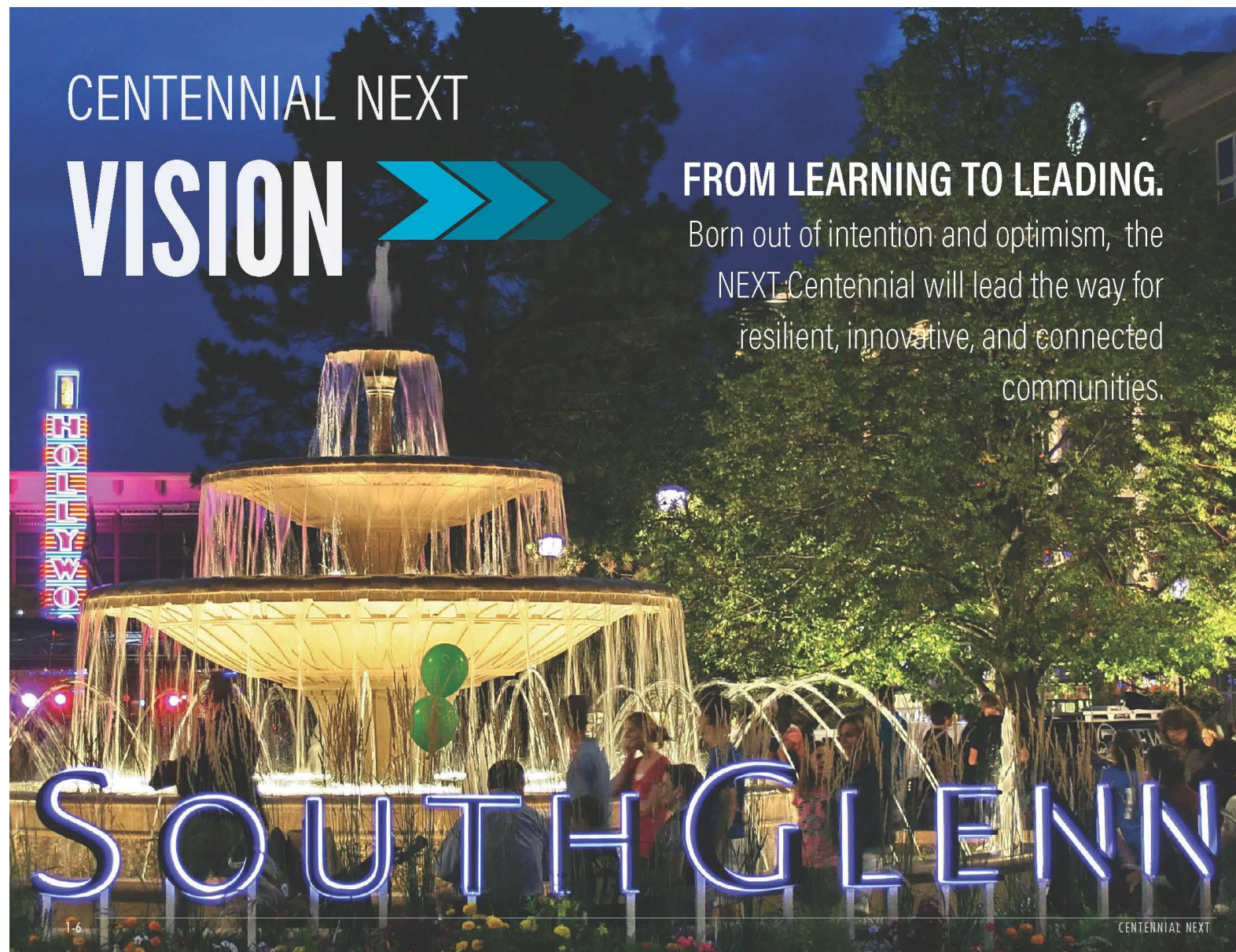
Vision

Theme(s)

Goals

Strategies

Centennial NEXT Vision



Centennial NEXT Themes



OUR NEXT PLACES

Creating Experiences.

Centennial will create remarkable places that lead to unforgettable experiences. Centennial celebrates the evolving diversity of the community as a place to live; a place to stay; a place to be.



OUR NEXT ECONOMY

Strong. Diverse. Resilient.

Centennial will support an economy to serve as a model of strength, diversity, and resilience for the region and beyond. Centennial preserves, grows, and attracts employers through business-friendly policies and practices.



OUR NEXT INNOVATIONS

A Smart Suburban City.

As an innovative and smart suburban City, Centennial will be a model for others. Centennial embraces the life cycle of technology to apply emerging and innovative technologies to connect the community through essential services.



OUR NEXT COMMUNITY

Healthy. Happy. Connected.

Centennial will integrate arts, culture, technology, and recreation opportunities within a connected community providing amenities and experiences for all walks of life. Our neighborhoods form the foundation of our City, making it a desirable and attainable place to live for all.

Our Next Places – Housing

- **GOAL 4: Provide opportunities for new housing options that meet market trends and the evolving needs of current and future residents.**
- **Strategies**
 - 4.a Support increased residential densities within Transit Oriented Developments (TODs)
 - 4.b Support increased residential densities within and in close proximity to Neighborhood Activity Centers (NACs), generally within a ¼ mile.



Table 12-3-401 Residential Neighborhood Development Standards			
District and Residential Neighborhood Type	Min. OSR	Max. Density	Min. Area of Parcel Proposed for Development
AG			
Single-Family	NA	0.5 u/a	NA
Single-Family Cluster	40%	0.6 u/a	5 ac.
RS			
Single-Family	10%	2.6 u/a	5 ac.
Single-Family Cluster	25%	2.7 u/a	5 ac.
Continuing Care Neighborhood	30%	5 u/a	10 ac.
RA			
Single-Family	10%	4.4 u/a	2 ac.
Single-Family Attached	15%	6.9 u/a	2 ac.
Multifamily	20%	19 u/a	10 ac.

Table 12-2-302 Residential, Home, and Institutional Uses													
P = Permitted Use; T = Permitted in Traditional Neighborhood Developments Only; L = Limited Use; C = Conditional Use; - = Prohibited Use													
Land Use	Zoning District												Additional Standards
	AG	RS	RA	RU	NC	N	CG	AC	UC	BP	I	ED	OSR
Residential Uses													
Single-Family	P	P	P	P	P	P	L	L	L	-	-	-	-
Single-Family Attached	-	-	P	P	L	L	-	L	L	-	-	-	-
Multifamily	-	-	P	P	L	-	L	L	L	-	-	-	-
Live-Work Unit	-	-	T	T	-	-	P	L	L	L	-	-	-
Manufactured Home	P	L	L	L	L	L	-	-	-	-	-	-	-
Group Home	L ¹	L ¹	L ¹	L ¹	L ¹	L ¹	-	-	-	-	-	-	-
Residential Agriculture	-	-	-	-	L	-	-	-	-	-	-	-	-

Housing Policies – Our Next Places

- 4.c Update the Land Development Code (LDC) to regulate residential densities by zone district, not by housing type.
- 4.d Update the Land Development Code (LDC) to ensure new residential development provides a variety of housing sizes, types, densities, styles, and price ranges to meet market demands.



Housing Policies – Our Next Places

- 4.e Explore the allowance for Accessory Dwelling Units (ADUs) within residential areas, subject to operation and design guidelines that respect the character and context of the City's various neighborhoods and zone districts.



Housing Needs Assessment Information



Peer Communities

	Littleton	Englewood	Greenwood Village
Types of ADUs Permitted	Attached Detached Contained	Garden Cottages Carriage Houses	None
Where Allowed	At least one type allowed by-right in all Downtown, Mixed-Use and Neighborhood districts	Allowed by-right in higher-density residential zoning districts	N/A
Other Requirements	Placement Primary Entrance Maximum Height and Area Parking Architectural Standards	Owner Occupancy Size and Height Lot Coverage and Placement Parking Exterior Stairs	N/A

Peer Communities

	Lone Tree	Fort Collins
Types of ADUs Permitted	None	Carriage Houses Accessory Buildings with Habitable Space
Where Allowed	N/A	Allowed by-right in neighborhood conservation districts
Other Requirements	N/A	Size and Height Minimum Lot Size Parking Lot Coverage Floor Area Ratio (FAR) Minimum Open Space

Opportunities and Challenges

- Diversifying existing housing stock
- Creates naturally occurring affordable housing
- Expands housing options for older residents and young adults
- Can create new housing option and/or income source for all residents
- Flexible option within the overall strategy
- Neighborhood resistance to size and design of detached structures and parking and density concerns
- Development of ADUs can be limited by lot size and other site constraints
- Lack of interest in construction of ADUs
- Cost of development approval and construction
- Uncertain outcome/role in problem solving

Next Steps

- **April/May:** Continuing Community Housing Needs Assessment focus groups, stakeholder interviews, and other public outreach
- **April 25:** Project introduction to CenCON
- **April 27:** Project introduction at District 4 meeting
- **May 9:** Joint City Council and Planning Commission Meeting
- **May 17:** Housing Needs Workshop
- **May 23:** Working Group HNA Discussion
- Keep an eye on the project website for updates: centennialco.gov/housing

Housing Needs Workshop

May 17
5:00 to 7:00 p.m.

Housing Needs Workshop

MAY 17, 2022



ABOUT THE PROJECT

The City has launched a Housing Study and Policy Development project to explore housing costs and availability in Centennial and to understand the entire spectrum of housing issues, define various needs for housing, and identify priorities to potentially inform policy. This Housing Study is a major undertaking that prioritizes community input and collaboration among a wide range of community stakeholders.

WE WANT TO HEAR FROM YOU!

The first of three community workshops planned as part of the Housing Study process is coming up! This initial workshop will provide an opportunity for neighborhood groups and interested community members to learn about the process and provide input on Centennial's housing needs. What types of housing would you like to see more of in different areas of Centennial, and why? Tell us what you think!

Centennial
Housing Study

JOIN the
conversation!

WHEN: Tuesday, May 17, 2022
5:00pm TO 7:00pm

WHERE: Centennial Eagle
Street Facility,
7272 S. Eagle St.

This will be a hands-on workshop. Please plan to attend the full time, if at all possible. Project team members will kick-off the meeting with a brief introductory presentation, after which participants will be asked to break into small groups for a facilitated exercise and discussion.

Childcare and refreshments will be provided. Please call 303-325-8000 or e-mail adacoordinator@CentennialCO.gov if you require Spanish translation



Project Messaging

- We are just starting to look at the full range of possible strategies.



Thank you for your time & input!

JOINT CITY COUNCIL AND PLANNING COMMISSION: MAY 9

HOUSING NEEDS WORKSHOP: MAY 17

NEXT WORKING GROUP MEETING: MAY 23